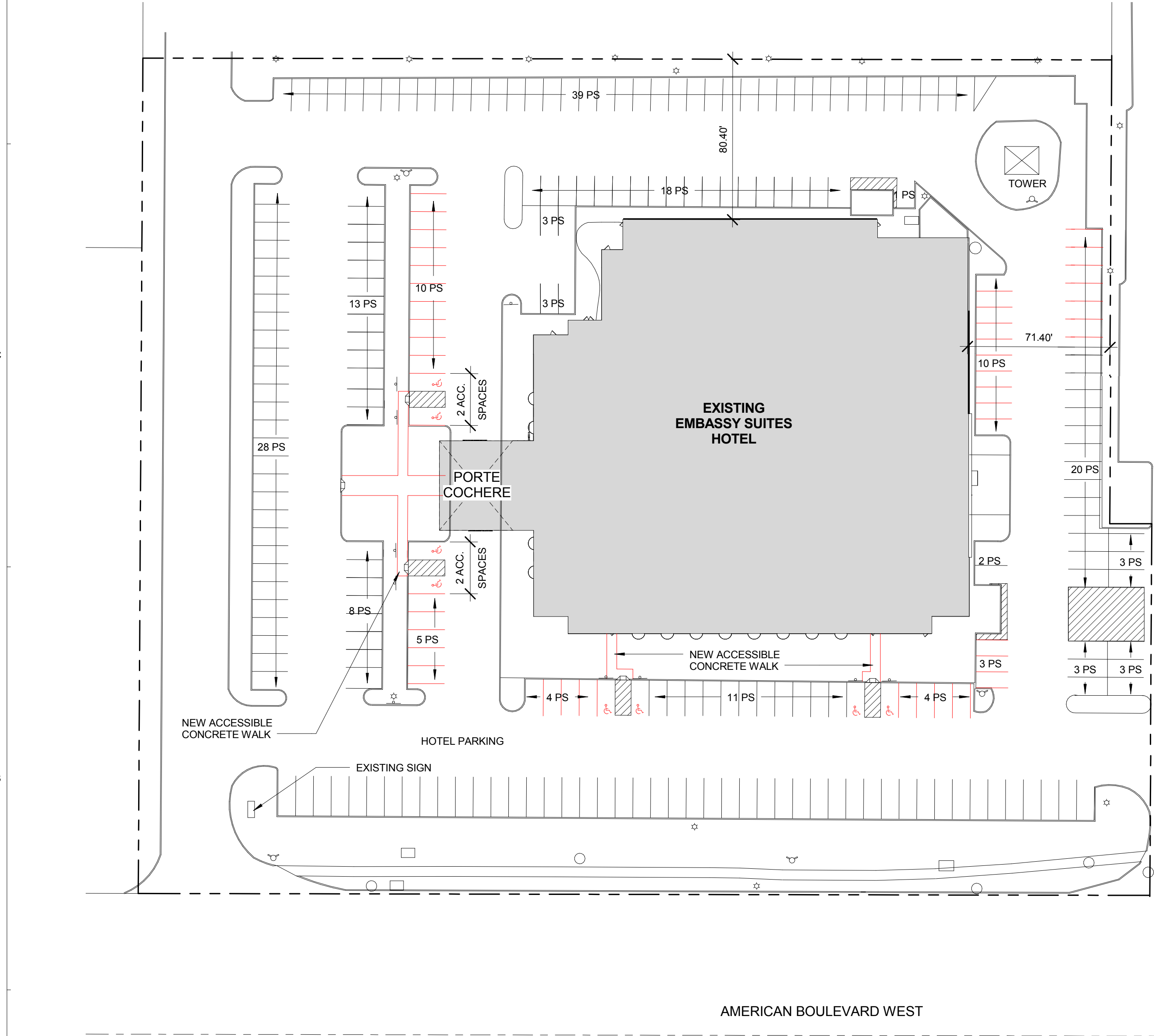
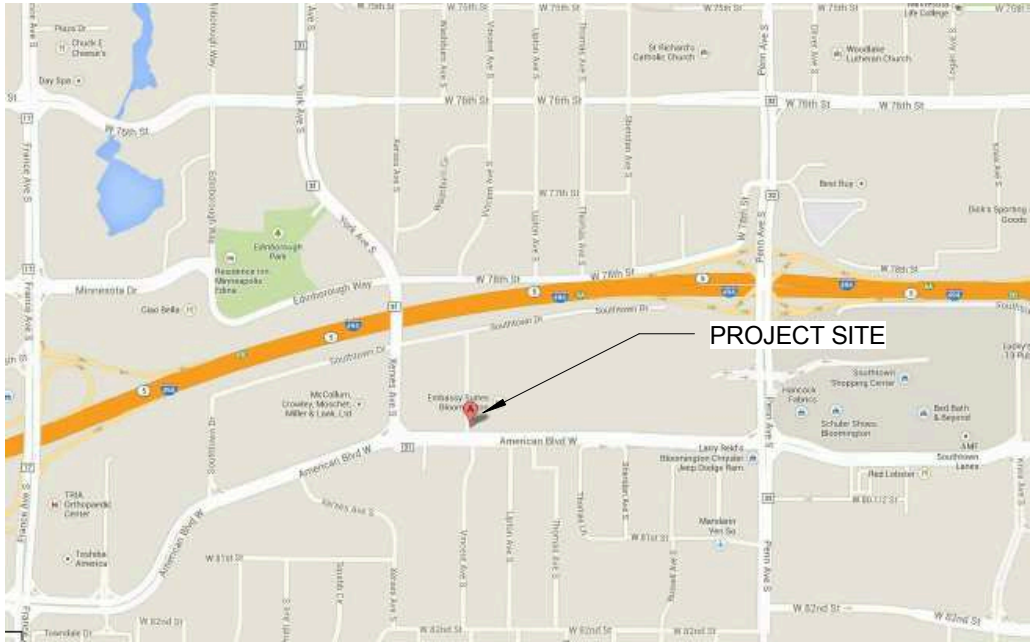


4/23/2014 5:02:48 PM

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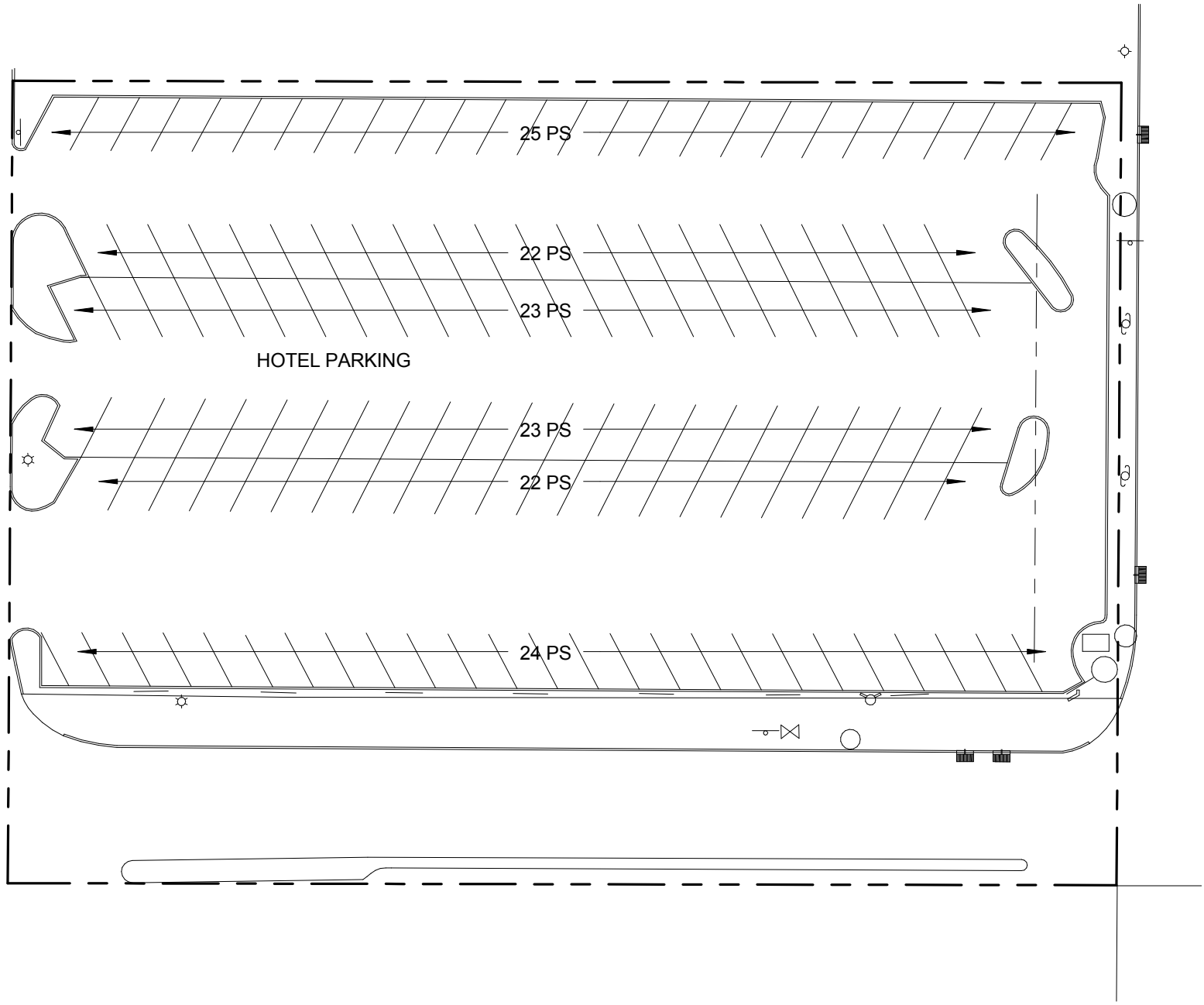


VICINITY MAP



SHEET LIST

AS102	NEW SITE PLAN
A-111	OVERALL FIRST LEVEL FLOOR PLAN
A-112	OVERALL UPPER LEVEL FLOOR PLAN
A-201	EXTERIOR ELEVATIONS
A-202	EXTERIOR ELEVATIONS
A-901	VIEWS OF PROPOSED EXTERIOR
A-902	EXISTING PHOTOS
AS101	EXISTING SITE PLAN
G-111	FIRST LEVEL MEANS OF EGRESS PLAN
G-113	TYPICAL LEVEL MEANS OF EGRESS PLAN



PROJECT DESCRIPTION

EMBASSY SUITES BLOOMINGTON IS AN EXISTING 195,000± SF, EIGHT STORY HOTEL WITH 218 GUESTROOMS, ATRIUM, BALLROOM, MEETING ROOMS, RESTAURANT, POOL AREA AND RELATED BACK-OF-HOUSE SERVICES. THE HOTEL WAS ORIGINALLY CONSTRUCTED IN 1979 AND IS A CONCRETE FRAME STRUCTURE WITH POST-TENSION FLOOR SLABS. THE FIRST FLOOR ELEVATION VARIES THROUGHOUT. EACH GUESTROOM CONSISTS OF A FRONT PARLOR AND BACK BEDROOM SEPARATED BY A TOILET ROOM.

THE SCOPE OF THE PROPOSED RENOVATION RANGES FROM FINISH UPGRADES IN VARIOUS AREAS TO COMPLETE SPACE REMODELING. THE WORK IS DEFINED WITHIN TWO SEPARATE DESIGN PACKAGES.

THE PUBLIC AREA PACKAGE INCLUDES REFURBISHMENT OF THE BUILDING EXTERIOR AND PORTE COCHERE ALONG WITH SITE LIGHTING UPGRADES. THE INTERIOR GROUND FLOOR LEVEL WORK INCLUDES RECONFIGURATION OF THE PUBLIC RESTROOMS, BAR, PREFUNCTION AND OFFICE SPACES. EXISTING PLANTERS AND FOUNTAIN ARE TO BE REMOVED FROM THE ATRIUM SPACE ALONG WITH A COMPLETE RENOVATION OF THE BREAKFAST BAR AND SEATING. ACCESSIBLE ROUTES TO THE EXISTING LEVEL CHANGES ARE TO BE ADDED AND UPGRADED. THE PUBLIC AREA SCOPE INCLUDES ALL RELATED MECHANICAL, PLUMBING, LIGHTING AND ELECTRICAL WORK.

THE GUESTROOM PACKAGE INCLUDES THE MODERIZATION OF FINISHES THROUGHOUT, ADA ACCESSIBILITY IMPROVEMENTS AND THE CONVERSION OF (15) TWO-BAY EXECUTIVE SUITES INTO (30) SINGLE BAY GUESTROOMS. THIS INCLUDES THE ADDITION OF EXTERIOR WINDOWS AT THE NEW GUESTROOMS. THE GUESTROOM SCOPE INCLUDES ALL RELATED MECHANICAL, PLUMBING, LIGHTING AND ELECTRICAL WORK.

CONSTRUCTION WORK WILL BE STAGED AND TEMPORARY ACCOMMODATIONS PROVIDED TO ALLOW FOR CONTINUED OPERATION OF THE HOTEL DURING CONSTRUCTION.

PROJECT DATA

PROJECT:	EMBASSY SUITES - BLOOMINGTON RENOVATION 2800 AMERICAN BLVD. WEST, BLOOMINGTON, MN 55431
OWNER:	BLOOMINGTON HOTEL OWNER, SPE, LLC
LEGAL DESCRIPTION:	PARCEL A: LOT 1, BLOCK 1; AND OUTLOT A, HOMETELS OF AMERICA ADDITION, HENNEPIN COUNTY, MINNESOTA. PARCEL B: LOT 1, BLOCK 1, TARGET BLOOMINGTON FIRST ADDITION, HENNEPIN COUNTY, MINNESOTA
EXISTING USE ZONE:	CS-1 (HOTEL - NO CHANGE PROPOSED)
EXISTING ROOM COUNT:	218 ROOMS

ITEM	REQUIRED	EXISTING
Maximum Lot Area (SQ. FT.)	120,000	271,776 (6,239 +/- AC)
Minimum Frontage	N/S	805.2'
Minimum Lot Width	200'	485' +/-
Max. Building Coveerge	30%	16%
Max. Building Height	NONE	70'
Minimum Setbacks		
Front	60'	129.3'
Side	22.5'	71.4'
Rear	30'	80.4'

EXISTING PARKING: 369 TOTAL SPACES

BUILDING AREAS:	
1ST FLOOR:	42,915 SQ. FT.
2ND FLOOR:	18,475 SQ. FT.
3RD - 8TH TYP:	22,315 SQ. FT. PER FLOOR
BUILDING TOTAL	195,280 SQ. FT.

OCCUPANCY CLASSIFICATIONS: R-1, A-2, A-3 AND B
CONSTRUCTION TYPE: 1B

PROPOSED ROOM COUNT:	
ACCESSIBLE ROOMS	10
OTHERS	222
PROPOSED TOTAL ROOMS	232
(14 ADDITIONAL ROOM KEYS PROPOSED BY CONVERTING EXISTING DOUBLE-BAY SUITES WITH MEETING ROOMS INTO SINGLE BAY UNITS)	

PARKING REQUIREMENTS: 1.1 SPACES PER ROOM PLUS ADDITIONAL
SPACES EQUAL TO 1/3 CAPACITY OF
MEETING/ BANQUET AREA PLUS 1 SPACE
FOR EACH 2.5 SEATS IN BAR/RESTAURANT

REQUIRED PARKING SPACES: 415 SPACES (REDUCED TO _____ SPACES
BASED ON FLEXIBILITY FOR PARKING
APPROVED BY CITY COUNCIL ON
_____, CASE # _____)

PROPOSED PARKING:	376 STANDARD SPACES 8 ACCESSIBLE SPACES 384 TOTAL PARKING SPACES (15 ADDITIONAL PARKING SPACES PROPOSED BY REMOVAL OF EXTRANEIOUS SITE STRUCTURES AND RESTRIPING)
-------------------	--

APPLICABLE CODES

APPLICABLE CODES & STANDARDS, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING:

- 2007 MINNESOTA STATE BUILDING CODE
- 2006 INTERNATIONAL BUILDING CODE WITH STATE AMENDMENTS/ CHAPTER 1305
- MINNESOTA ACCESSIBILITY CODE/ CHAPTER 1341
- 2006 INTERNATIONAL FIRE CODE WITH STATE AMENDMENTS/ CHAPTER 7510
- 2011 NATIONAL ELECTRICAL CODE
- MINNESOTA STATE PLUMBING CODE WITH STATE AMENDMENTS/ CHAPTER 7510
- MINIMUM PLUMBING FIXTURES/ 2006 IBC CHAPTER 29 AS AMENDED
- MINNESOTA MECHANICAL CODE/ CHAPTER 1346/2006IMC 2006IFGC
- MINNESOTA COMMERCIAL ENERGY CODE 1323/ ASHRAE STANDARD 90.1-2004



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EMBASSY SUITES

EMBASSY SUITES-BLOOMINGTON

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PROJECT NO.	14111
REV NO.	DATE ISSUED REASON

FOR PLANNING DEPARTMENT REVIEW
JUNE 17, 2014

Sheet Title

NEW SITE PLAN

Sheet No.

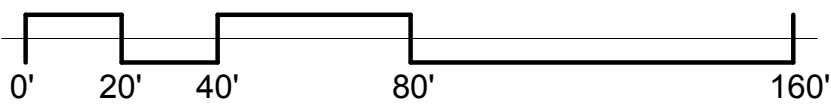
AS102

1

NEW - SITE PLAN

A1/A-201

1" = 40'-0"



NORTH



4/30/2014 11:55:19 AM



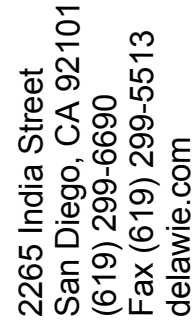
2

6

4

5

NORTH

A circular icon with a grey background and a white arrow pointing upwards, indicating North.

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REV NO.	DATE ISSUED	REASON
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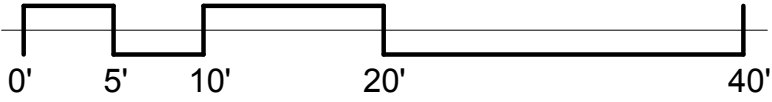
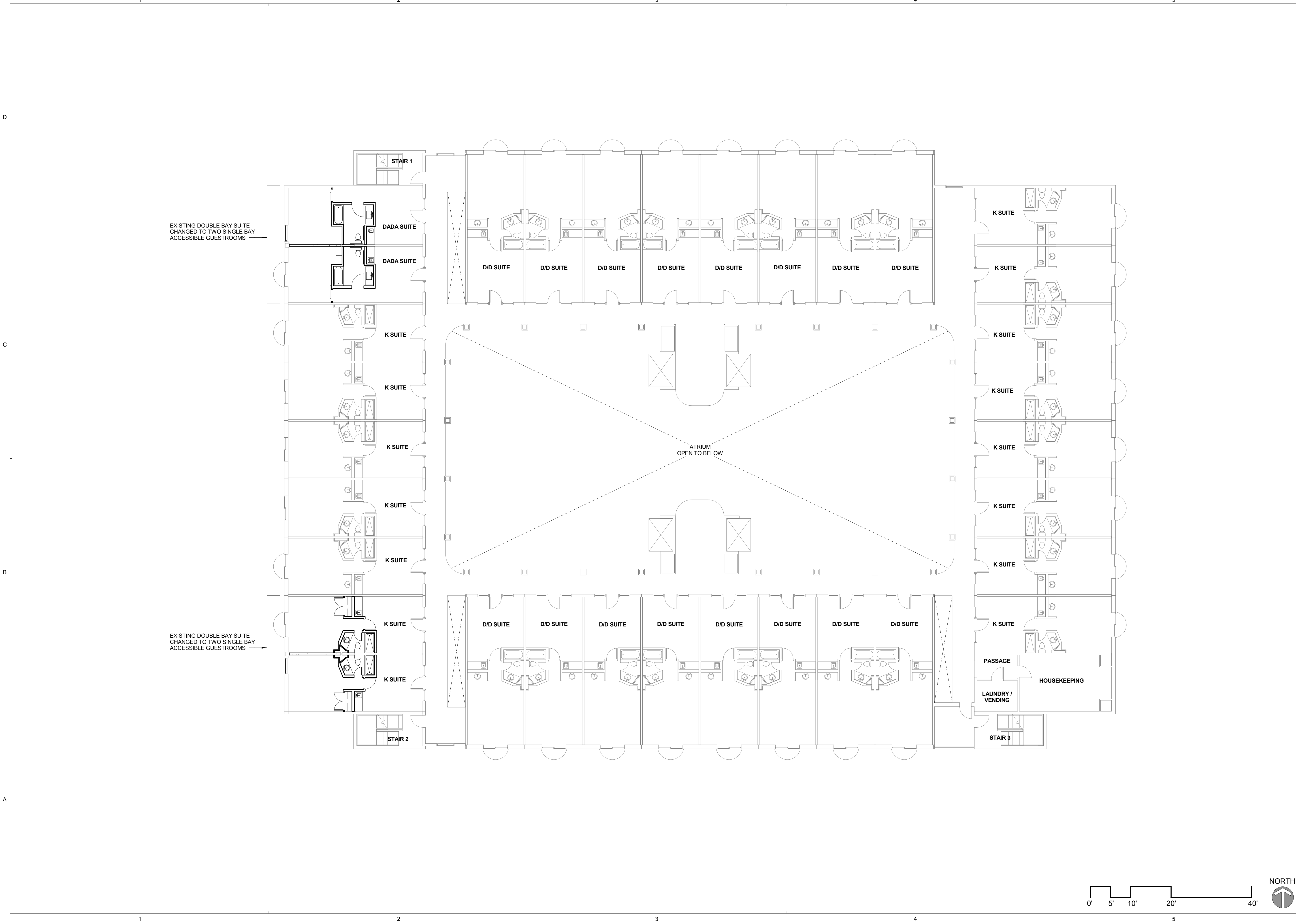
Sheet Title

Sheet No.

A-111

4/30/2014 9:48:11 AM

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PROJECT NO.		1411
REV NO.	DATE ISSUED	REASON

Informal Planning Department Review
April 29, 2014

Sheet Title

OVERALL UPPER LEVEL FLOOR PLAN

Sheet No.

A-112

4/23/2014 5:02:26 PM

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RELOCATED SIGN TO NEW FASCIA

NEW SYNTHETIC STUCCO FASCIA

EXISTING WINDOWS

REMOVE DECORATIVE RAIL

REPAINT COLOR
SHERWIN-WILLIAMS
STATUS BRONZE

NEW WINDOWS AT
CONVERTED GUEST ROOMS

REPAINT COLOR
SHERWIN-WILLIAMS
ANALYTICAL GRAY

ROOF
66' - 7 1/2"

LEVEL 8
58' - 7 1/2"

LEVEL 7
50' - 3"

LEVEL 6
41' - 10 1/2"

LEVEL 5
33' - 6"

LEVEL 4
25' - 1 1/2"

LEVEL 3
16' - 9"

LEVEL 2
8' - 4 1/2"

LEVEL 1
0' - 0"

C1

WEST ELEVATION

A1/A-111

3/32" = 1'-0"

NEW SYNTHETIC
STUCCO FASCIA

REPAINT COLOR
SHERWIN-WILLIAMS
STATUS BRONZE

REPAINT COLOR
SHERWIN-WILLIAMS
ANALYTICAL GRAY

NEW SYNTHETIC
STUCCO FASCIA

ROOF
66' - 7 1/2"

LEVEL 8
58' - 7 1/2"

LEVEL 7
50' - 3"

LEVEL 6
41' - 10 1/2"

LEVEL 5
33' - 6"

LEVEL 4
25' - 1 1/2"

LEVEL 3
16' - 9"

LEVEL 2
8' - 4 1/2"

LEVEL 1
0' - 0"

A1

SOUTH ELEVATION

A1/A-111

3/32" = 1'-0"



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REV NO. DATE ISSUED REASON

Informal Planning Department Review
April 29, 2014

Sheet Title

EXTERIOR
ELEVATIONS

Sheet No.

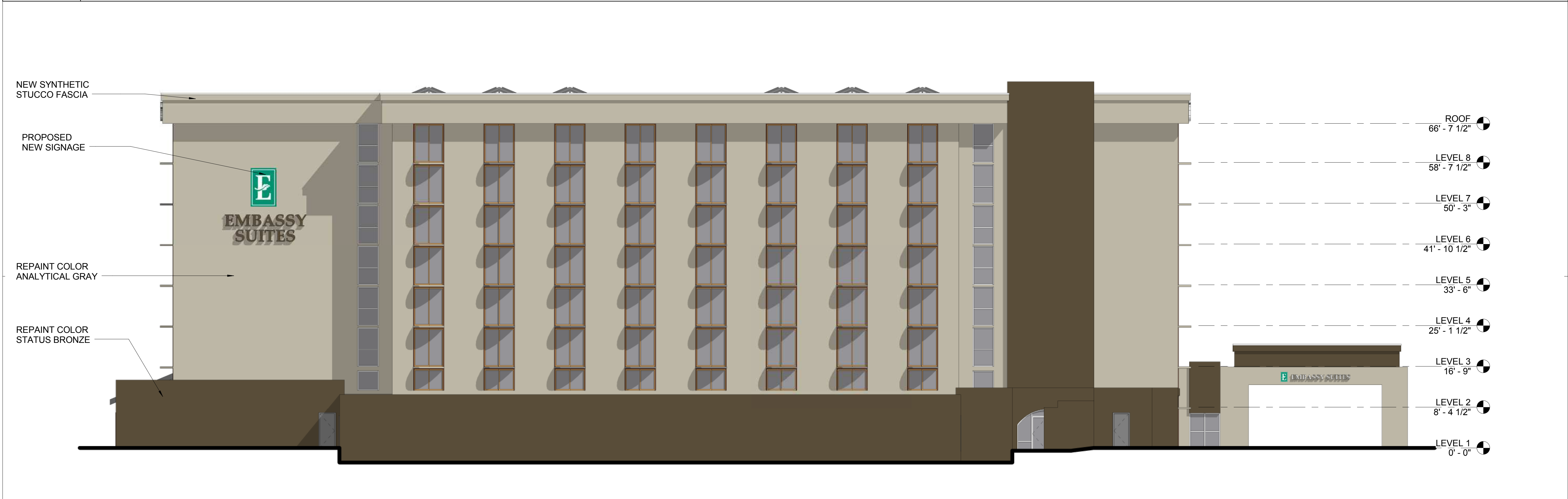
A-201

4/29/2014 5:02:47 PM

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C1	EAST ELEVATION
A1/A-111	3/32" = 1'-0"



A1	NORTH ELEVATION
A1/A-111	3/32" = 1'-0"

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PROJECT NO.		14111
REV NO.	DATE ISSUED	REASON

Informal Planning Department Review
April 29, 2014

Sheet Title
EXTERIOR
ELEVATIONS

Sheet No.
A-202

4/30/2014 10:52:14 AM
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PORTE COCHERE



NORTHWEST VIEW



NORTHEAST VIEW



SOUTHWEST VIEW



EMBASSY SUITES

EMBASSY SUITES-
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PROJECT NO.		14111
REV NO.	DATE ISSUED	REASON

Informal Planning Department Review
April 29, 2014

Sheet Title
**VIEWS OF
PROPOSED
EXTERIOR**

Sheet No.
A-901

4/29/2014 4:36:12 PM

EXISTING - SITE PLAN

$$1'' = 40'-0''$$


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PROJECT NO.		1411
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Informal Planning Department Review
April 29, 2014

Sheet Title

EXISTING SITE PLAN

Sheet No.

AS101

EGRESS GENERAL NOTES

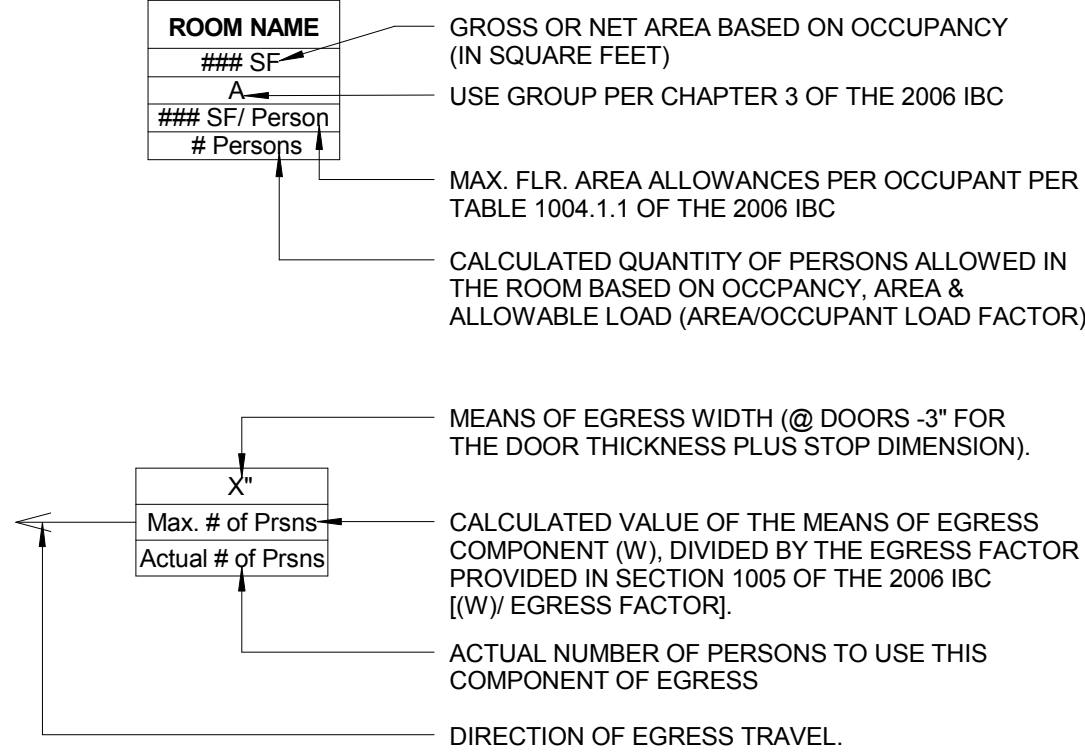
THE MEANS OF EGRESS SYSTEM FOR THE ENTIRE BUILDING SHALL COMPLY TO 2006 IBC REQUIREMENTS. IN DESIGNING THE MEANS OF EGRESS, THE IMPACT OF FUTURE PLANNING AND USE HAS BEEN DULY CONSIDERED.	
EXISTING AND PROPOSED USE:	HOTEL
EXISTING AND PROPOSED OCCUPANCY:	ASSEMBLY (A) BUSINESS (B) RESIDENTIAL (R-1)
CONSTRUCTION TYPE:	TYPE 1B
Table 906.3 (1), Maximum travel distance to fire extinguisher shall be 75'-0"	

A OCCUPANCY

R-1 OCCUPANCY

B OCCUPANCY

OCCUPANCY LEGEND



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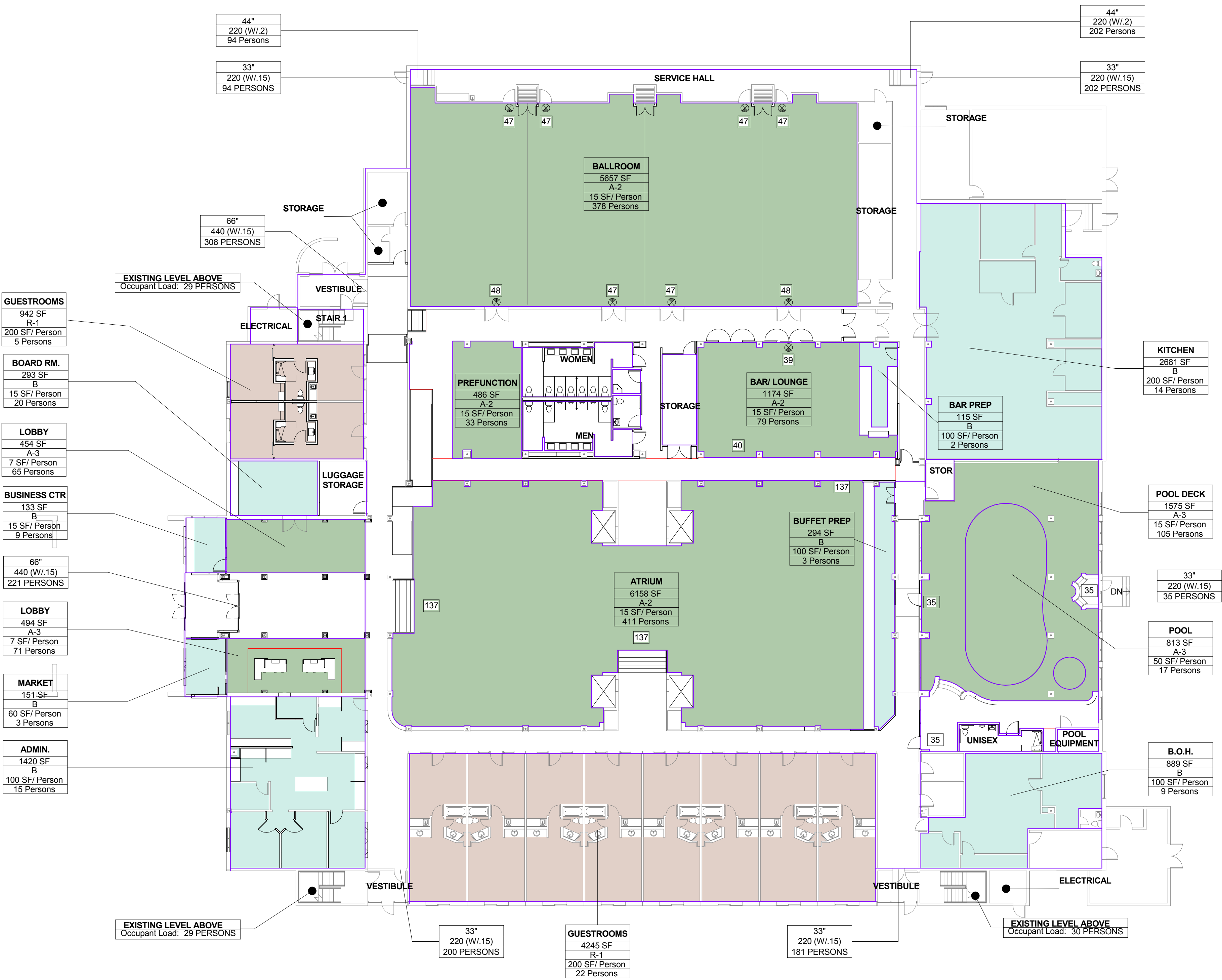
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PROJECT NO.	14111
REV NO.	DATE ISSUED REASON

Informal Planning Department Review
April 29, 2014

Sheet Title
FIRST LEVEL
MEANS OF
EGRESS
PLAN

Sheet No.
G-111



A1 LEVEL 1 - EGRESS PLAN

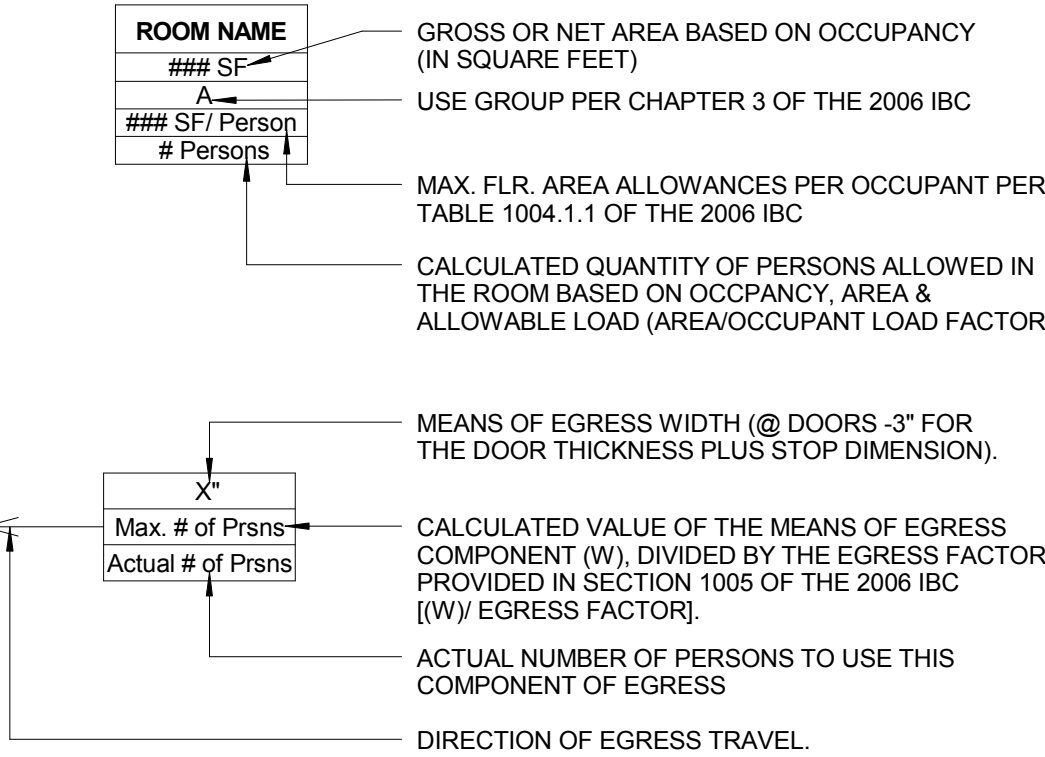
A1/A-201 1/16" = 1'-0"

4/30/2014 9:42:04 AM



THE MEANS OF EGRESS SYSTEM FOR THE ENTIRE BUILDING SHALL COMPLY TO 2006 IBC REQUIREMENTS. IN DESIGNING THE MEANS OF EGRESS, THE IMPACT OF FUTURE PLANNING AND USE HAS BEEN DULY CONSIDERED.

CONSTRUCTION TYPE:	TYPE 1B
<i>Table 906.3 (1), Maximum travel distance to fire extinguisher shall be 75'-0"</i>	



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REV NO.	DATE ISSUED	REASON
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Sheet Title

Sheet No. _____

G-113